

ZONING CASE: Z2004-254

City Council District NO. 7
Requested Zoning Change

From: MF33 and PUD O1 To C3R AND C2

Date: December 9, 2004

Scale: 1" = 300'

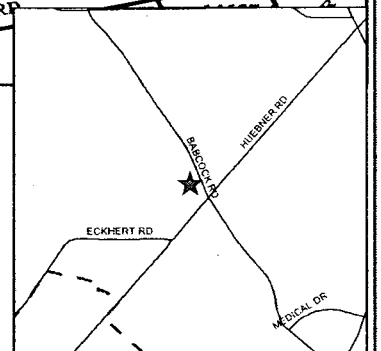
Subject Property

200' Notification

C-7
p.548



C:\NOV_2_2004



CASE NO: Z2004254

Staff and Zoning Commission Recommendation - City Council

Date: December 09, 2004

Zoning Commission Meeting Date: December 07, 2004

Council District: 7

Ferguson Map: 548 C6

Appeal: No

Applicant:

HEB Grocery Co., L. P. c/o Todd Piland

Owner:

C. V. Wogenstahl and Rita J. Black Family Trust;
Rita J. Busick, Trustee

Zoning Request: From PUD O-1 Office Planned Unit Development District and MF-33 Multi-Family District to C-2 Commercial District (22.45 acres) and C-3 R General Commercial District, Restrictive Alcoholic Sales (2.70 acres)

25.150 acres out of NCB 14653

Property Location: 5908 and 5886 Babcock Road

Southwest side of Babcock Road, northwest of Huebner Road

Proposal: Commercial development (HEB Superstore #23)

Neighborhood Association: Alamo Farmsteads/Babcock Road Neighborhood Association

Neighborhood Plan: Huebner/Leon Creeks Community Plan

TIA Statement: A Traffic Impact Analysis is required. The Development Services TIA Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the HEB #23. The analysis is in compliance with TIA Ordinance 91700.

Staff Recommendation: Inconsistent. The land use component of the Huebner/Leon Creeks Community Plan calls for this area to be developed as High Density Residential. The applicant has applied for a plan amendment which will be considered by the Planning Commission on November 24, 2004 meeting (Recommended Approval). The plan amendment has been forwarded to the City Council for consideration December 9, 2004.

Approval. Contingent on the Huebner/Leon Creeks Community Plan amendment. The subject property is undeveloped and located on Babcock Road a Secondary Arterial Type A. The subject property is adjacent to R-6 Residential Single-Family District, MF-25 Multi-Family District, C-2 Commercial District to the southwest, R-6 Residential Single-Family District, RM-4 Residential Mixed District, O-2 Office District to the northwest, C-2 Commercial District, C-3 NA General Commercial District, Nonalcoholic Sales and I-1 General Industrial District to the southeast. The C-2 Commercial District and C-3 R General Commercial District, Restrictive Alcoholic Sales would compliment the commercial development pattern beginning at the intersection of Babcock Road and Huebner Road. An existing H.E.B. is located at the intersection of Babcock Road and Huebner Road.

A Type B buffer (15 feet) as stated in Article V, Division 3, Section 35-510 of the Unified Development Code shall be maintained, adjacent to the residential zoning.

Zoning Commission Recommendation:

To be provided at City Council (To be heard December 7, 2004)

VOTE

FOR 0

AGAINST 0

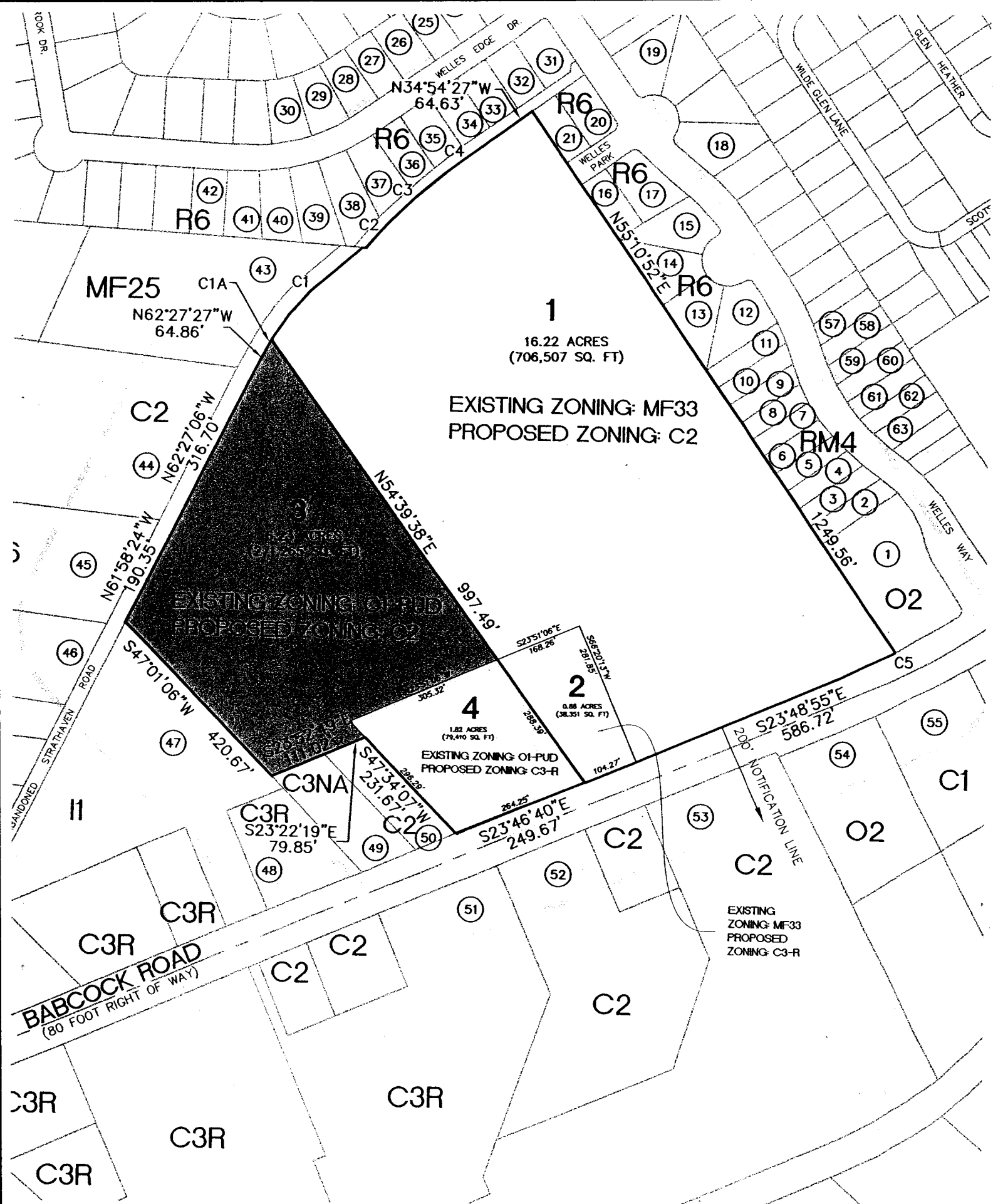
ABSTAIN 0

RECUSAL 0

CASE MANAGER : Pedro Vega 207-7980

Z2004254

This case will be considered on December 7, 2004 therefore there are no minutes available at this time.



MF25

N62°27'27"W
64.86'

C1A

C1

1

16.22 ACRES
(706,507 SQ. FT)

EXISTING ZONING: MF33
PROPOSED ZONING: C2

C2

N62°27'06"W
316.70'

N54°39'38"E
997.49'

EXISTING ZONING: OI-PUD
PROPOSED ZONING: C2

4

1.82 ACRES
(79,410 SQ. FT)

EXISTING ZONING: OI-PUD
PROPOSED ZONING: C3-R

2

0.88 ACRES
(38,351 SQ. FT)

C3NA

C3R

S23°22'19"E
79.85'

C2

51

52

C2

C2

C2

EXISTING ZONING: MF33
PROPOSED ZONING: C3-R

200'

NOTIFICATION LINE

O2

C1

BABCOCK ROAD
(80 FOOT RIGHT OF WAY)

C3R

C3R

C2

C2

C3R

C3R

C3R

C3R

55

54

53

18

R6

15

17

16

R6

20

21

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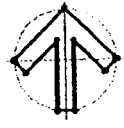
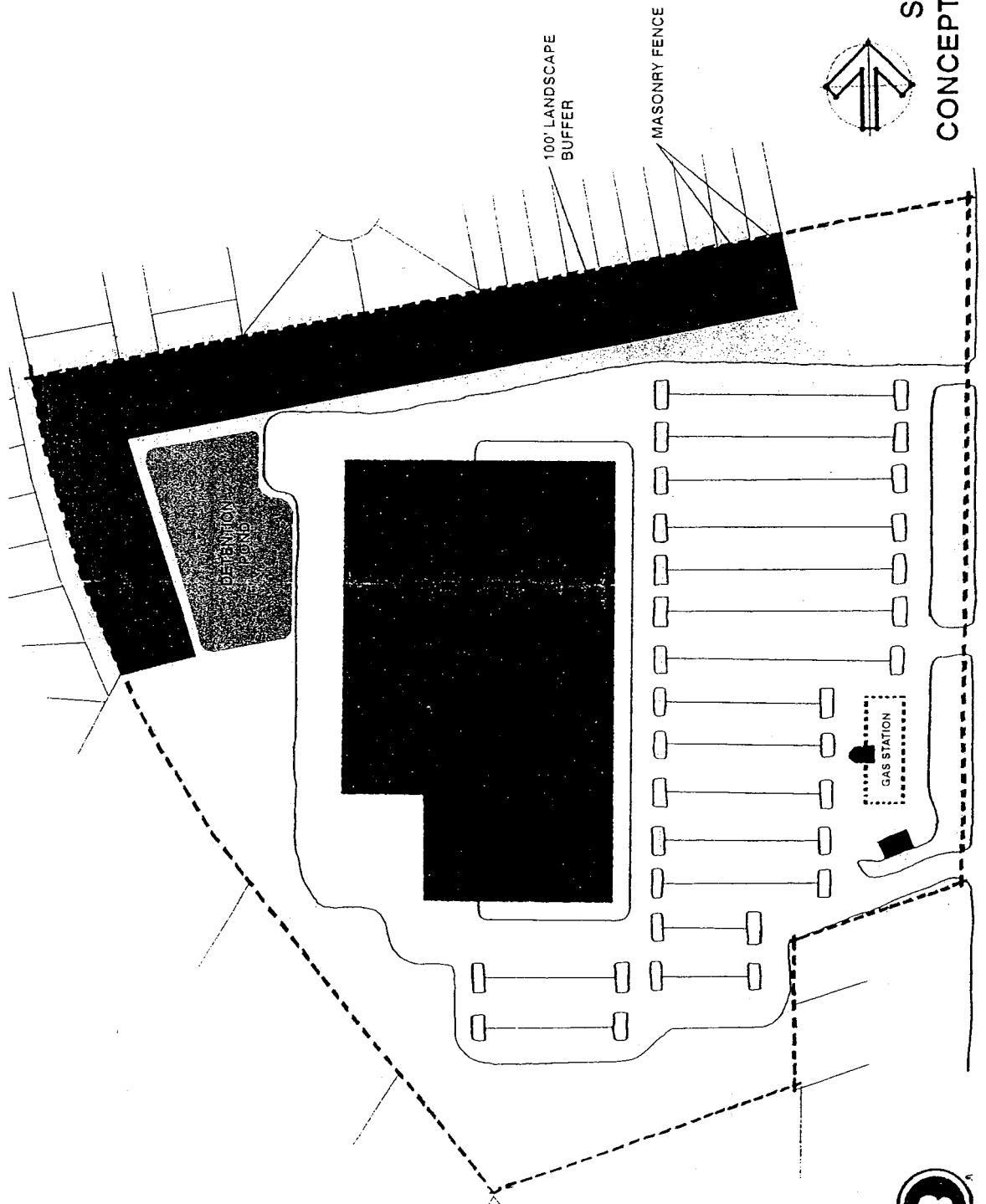
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SAN ANTONIO 23
CONCEPTUAL SITE PLAN
09.30.04

